THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this24th day of August, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 135864 DEEDWARR
09/04/2018 10:02:57 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180904-0087028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ahsen Chaudhry 2819 Vaulx Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-02-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Timothy Kyne** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ahsen Chaudhry**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20 on the Map of the First Subdivision of the W.T. Berry Estates, Section 2 as of record in Book 1130, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the Westerly side of Vaulx Lane and runs back between lines, 249.3 feet on the Northerly line and 255 feet on the Southerly line to a dead line on which it measures 46.8 feet.

Being the same property conveyed to Paul Timothy Kyne by Warranty Deed from Marvin P. Hatcher, Jr., unmarried, recorded on the 7th day of October, 2010 in Instrument No. 20101007-0080424, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE, SECTION 2, as recorded in Plat Book 1130, Page(s) 8.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2819 Vaulx Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2018.

Paul Timothy Kyne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Timothy Kyne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2018.

Notary Public

My Commission Expires: _____

